

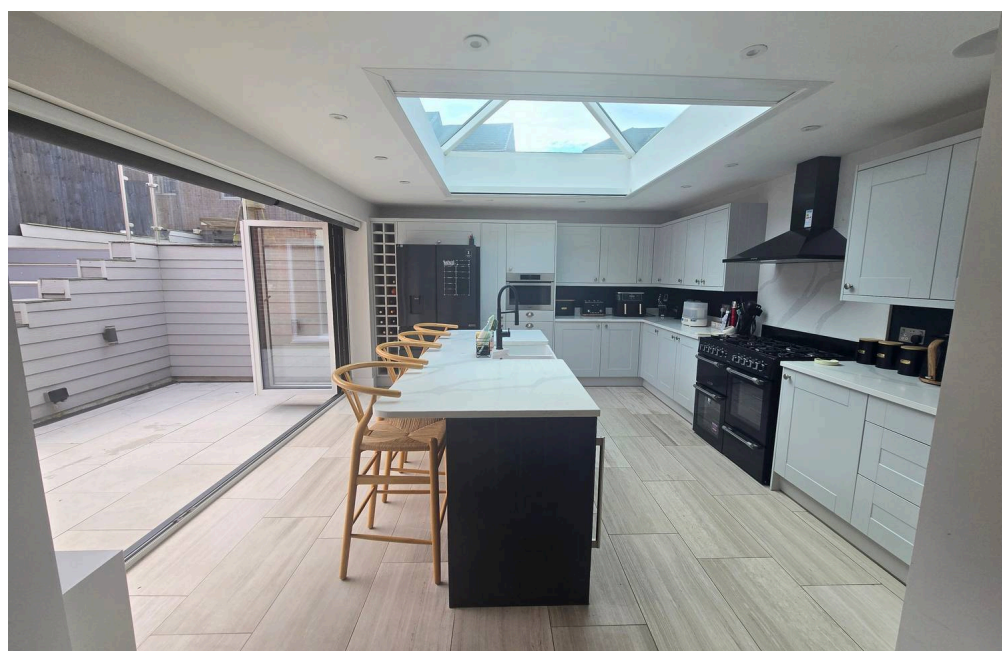
27 Ffordd Y Dolau, Llanharan

£460,000 Freehold

SHOWHOME PRESENTED EXTENDED FOUR BEDROOM DETACHED • BEAUTIFUL LOUNGE WITH FEATURE LOG BURNER AND COSY BAY WINDOW • DINING ROOM OPENING TO A STUNNING KITCHEN/DINER • UTILITY ROOM AND CLOAKROOM • FOUR BEAUTIFULLY PRESENTED BEDROOMS WITH TWO EN SUITES AND MODERN FAMILY BATHROOM • SECOND RECEPTION ROOM WOULD MAKE A ADDITIONAL BEDROOM/PLAYROOM OR SITTING ROOM • DRIVE PARKING AND A LANDSCAPED REAR GARDEN • CLOSE TO LOCAL AMENITIES, M4 ACCESS AND NESTLED BETWEEN BRIDGEND AND LLANTRISANT



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Immaculate 4-bed detached home with 2 en suites, 2 receptions, landscaped garden, ample parking, and excellent M4 access. Close to schools, shops, countryside, and amenities. Early viewing advised.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C





LOUNGE

Lounge with adorable feature seating bay window, newly installed log burner, feature panel and plain walls, stunning oak herringbone woodblock flooring which continues all through the open plan living area and a arch leading to the impressive family/dining/kitchen area.

ENTRANCE

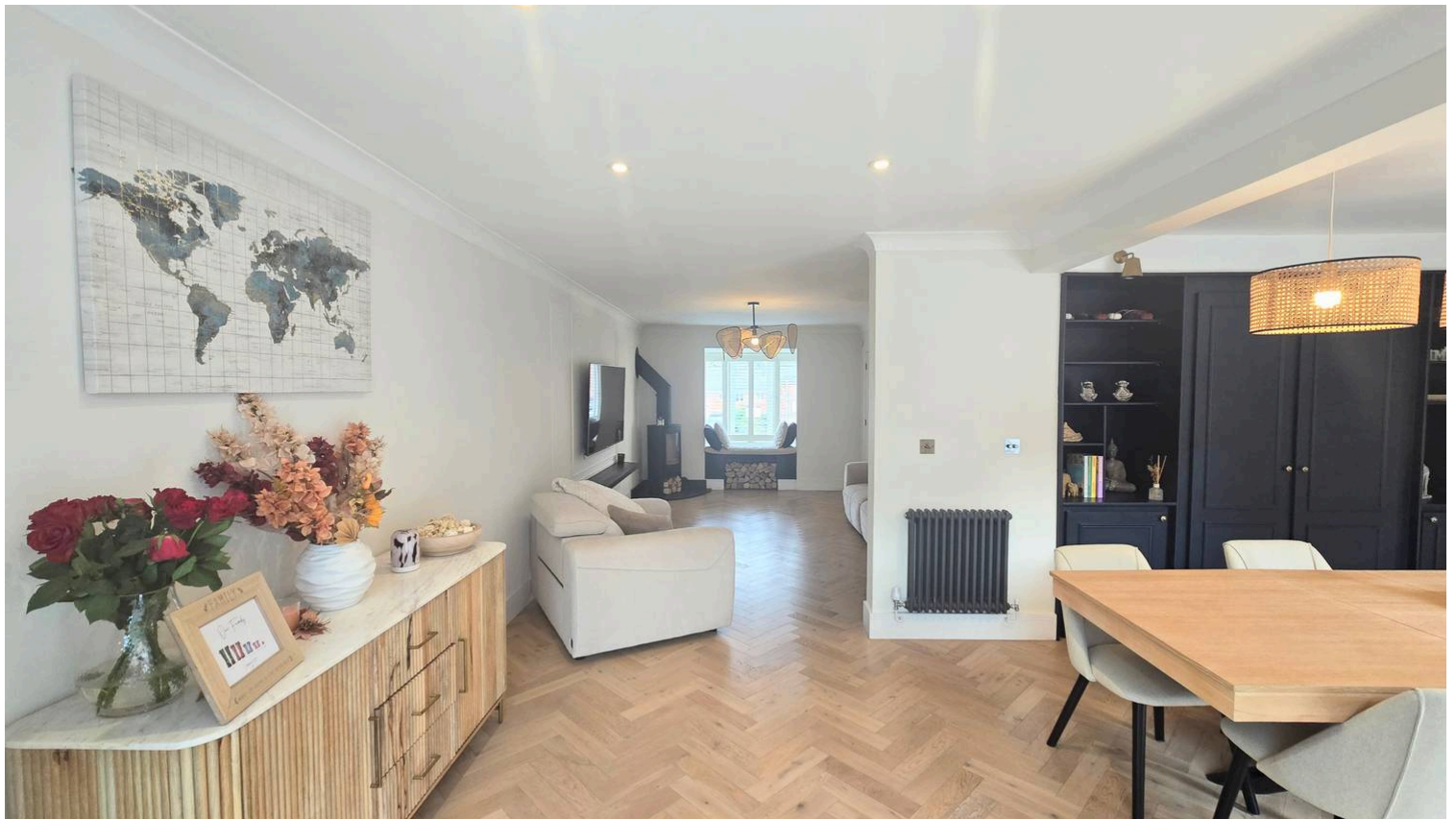
Enter via composite door into the hallway, plain walls, plain ceiling, radiator, oak herringbone woodblock flooring and access to the staircase and ground floor rooms.

RECEPTION ROOM

Reception room is a perfect, play room/bedroom or second sitting room with UPVC double glazed window to front aspect, plain walls and ceiling, radiator and oak herringbone woodblock flooring.

DINING ROOM

Beautiful dining room with bespoke shelves and double doors with storage, feature double glazed window to rear aspect, plain walls and ceiling, radiator and oak herringbone woodblock flooring.



KITCHEN

Extension includes a Show home standard kitchen/breakfast room with beautiful bi fold doors out to the landscaped garden, The lantern skylight allows beautiful natural light into this stunning kitchen, Range of wall and base units with complimentary marble worktop, larder and centre island with double Belfast style sink with mixer tap, wine cooler and also benefits a macerator in the sink. Space for a generous fridge/freezer, integrated fridge freezer, space a range cooker with extractor over, integrated microwave, ceramic tile with underfloor heating makes this a kitchen to truly enjoy.

UTILITY ROOM

UPVC double glazed window to rear aspect, side UPVC double glazed door to side aspect, plain walls and ceiling, space for a washing machine and space for a dishwasher, radiator and oak herringbone woodblock flooring.

WC

Downstairs wc with a two piece suite comprising a low level wc, pedestal wash hand basin, UPVC double glazed window to rear aspect, plain walls and ceiling, radiator and oak herringbone woodblock flooring.

LANDING

Landing with attic hatch, plain walls, plain ceiling, radiator, carpet flooring, access to first floor rooms.

BEDROOM ONE

UPVC double glazed window to front aspect, plain walls and ceiling, radiator, wall of fitted wardrobes, radiator, carpet flooring and access to the en suite.

EN SUITE

Modern en suite with a UPVC double glazed window, en suite benefits a three piece suite comprising low level WC, vanity wash hand basin, shower enclosure with thermostatic shower and tiled walls, radiator, vinyl flooring, plain ceiling, plain walls and tile splash back.



BEDROOM TWO

UPVC double glazed window to front aspect, plain walls and ceiling, radiator, carpet flooring and access to the en suite.

BEDROOM THREE

UPVC double glazed window to rear aspect, plain and feature paper wall, plain ceiling, radiator, fitted wardrobes, radiator and carpet flooring.

BEDROOM FOUR

Bedroom four is presently a beautifully presented dressing room with a UPVC double glazed window to rear aspect, plain wall, plain ceiling, radiator, fitted wardrobes and laminate flooring.

BATHROOM

Bathroom comprises a UPVC double glazed window and a three piece suite comprising WC, vanity wash hand basin, panel bath with shower over and side glass screen, modern towel radiator, vinyl flooring, plain ceiling and tile walls.

EN SUITE

Second en suite with a three piece suite comprising low level WC, modern vanity wash hand basin, shower enclosure with thermostatic shower and tiled walls, radiator, vinyl flooring, plain ceiling and tile walls.

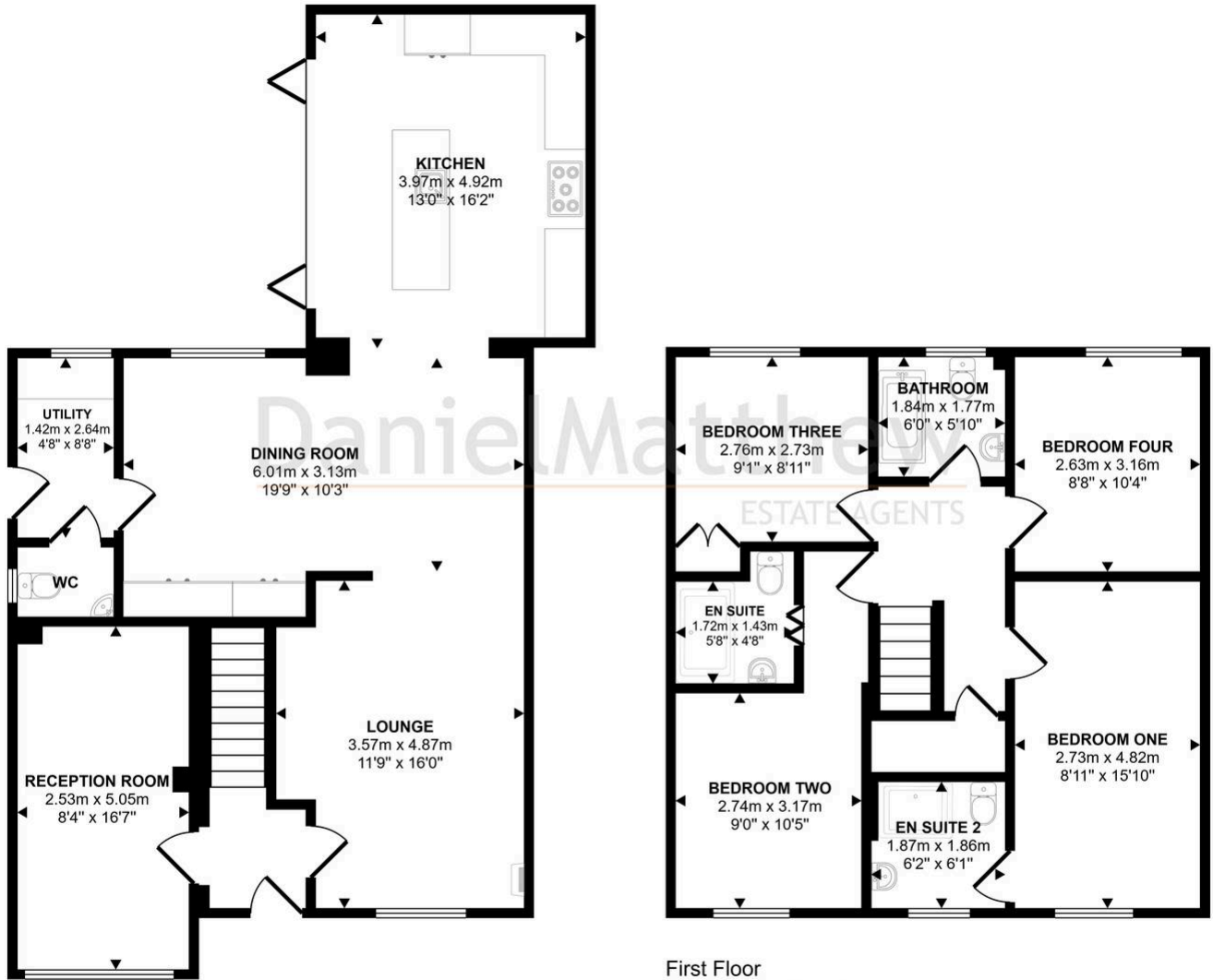
Garden

Beautifully landscaped garden with laid to patio, side gate access, steps and wall leading to the laid to AstroTurf, fence boundary make this a beautiful garden.





Approx Gross Internal Area
144 sq m / 1547 sq ft



Ground Floor
Approx 82 sq m / 886 sq ft

First Floor
Approx 61 sq m / 661 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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